

The dataset from the `2025-Applicant-list-4-per-R1.xlsx` file appears to contain information about housing development applications, likely related to affordable housing projects in California, given references to **CDLAC (California Debt Limit Allocation Committee)** and **CTCAC (California Tax Credit Allocation Committee)**. Below, I'll explain the meaning of each column based on the provided output, including column names, data types, sample data, missing values, and basic statistics. The explanations are inferred from the column names, context, and typical conventions in housing development and tax credit programs.

Column Explanations

1 APPLICATION NUMBER (object)

- **Description:** A unique identifier for each housing project application (e.g., "CA-25-404").
- **Purpose:** Used to track and reference specific applications in the CDLAC/CTCAC process.
- **Sample Data:** "CA-25-404" for "TBV Villas at Renaissance."
- **Missing Values:** None (0 missing).
- **Notes:** The prefix "CA-25" likely indicates applications for the year 2025.

2 PROJECT NAME (object)

- **Description:** The name of the housing project (e.g., "TBV Villas at Renaissance").
- **Purpose:** Provides a human-readable identifier for the project.
- **Sample Data:** "Adda and Paul Safran Senior Housing."
- **Missing Values:** None (0 missing).

³ CONSTRUCTION TYPE (object)

- **Description:** Indicates the type of construction for the project, such as "New Construction" or "Acq and Rehabilitation" (acquisition and rehabilitation).
- **Purpose:** Specifies whether the project involves building new units or renovating existing ones.
- **Sample Data:** "New Construction" for most projects, "Acq and Rehabilitation" for others.
- **Missing Values:** None (0 missing).

⁴ HOUSING TYPE (object)

- **Description:** Describes the target population or type of housing, such as "Large Family" or "Non-Targeted."
- **Purpose:** Identifies the intended residents (e.g., families, seniors, or general low-income populations).
- **Sample Data:** "Large Family" for TBV Villas, "Non-Targeted" for others.
- **Missing Values:** None (0 missing).

⁵ CITY (object)

- **Description:** The city where the project is located (e.g., "Richmond," "Venice," "Los Angeles").
- **Purpose:** Specifies the geographic location of the project.
- **Sample Data:** "Los Angeles" for multiple projects.
- **Missing Values:** None (0 missing).

⁶ COUNTY (object)

- **Description:** The county where the project is located (e.g., "Contra Costa," "Los Angeles").
- **Purpose:** Provides a broader geographic context for the project.
- **Sample Data:** "Los Angeles" for multiple projects.
- **Missing Values:** None (0 missing).

7 TOTAL UNITS (int64)

- **Description:** The total number of housing units in the project.
- **Purpose:** Indicates the scale of the project.
- **Sample Data:** Ranges from 25 to 330 units (mean: 129.36, median: 101).
- **Missing Values:** None (0 missing).
- **Statistics:** Standard deviation of 73.43 suggests variability in project size.

8 LOW INCOME UNITS (int64)

- **Description:** The number of units designated for low-income households.
- **Purpose:** Reflects the project's commitment to affordable housing.
- **Sample Data:** Ranges from 24 to 326 (mean: 127.82, median: 100).
- **Missing Values:** None (0 missing).
- **Notes:** Most projects have nearly all units as low-income, as market rate units are minimal.

9 MARKET RATE UNITS (int64)

- **Description:** The number of units rented at market rates (not subsidized).
- **Purpose:** Indicates the extent of non-affordable units in the project.
- **Sample Data:** Mostly 0, with a maximum of 1 (mean: 0.01).
- **Missing Values:** None (0 missing).
- **Notes:** The low mean suggests most projects are fully or nearly fully affordable.

10 UNITS FOR HOMELESS (int64)

- **Description:** The number of units designated for homeless individuals or families.
- **Purpose:** Measures the project's contribution to addressing homelessness.
- **Sample Data:** Ranges from 0 to 143 (mean: 9.54, median: 0).
- **Missing Values:** None (0 missing).
- **Notes:** High standard deviation (25.08) indicates some projects focus heavily on homeless housing.

¹¹HOMELESS % (float64)

- **Description:** The percentage of total units designated for homeless residents.
- **Purpose:** Quantifies the project's focus on homeless housing.
- **Sample Data:** Ranges from 0% to 100% (mean: 10.37%, median: 0%).
- **Missing Values:** None (0 missing).
- **Notes:** Most projects have 0% homeless units, but some dedicate all units to this group.

¹²AVERAGE TARGETED AFFORDABILITY (float64)

- **Description:** The average income level (as a percentage of Area Median Income, AMI) targeted for the low-income units.
- **Purpose:** Indicates how deeply affordable the units are (lower values mean more affordable for lower-income residents).
- **Sample Data:** Ranges from 30% to 60% (mean: 50.21%, median: 49.93%).
- **Missing Values:** None (0 missing).
- **Notes:** A lower percentage indicates targeting lower-income households.

¹³TOTAL PROJECT COSTS (float64)

- **Description:** The total estimated cost of the project in dollars.
- **Purpose:** Reflects the financial scale of the development.
- **Sample Data:** Ranges from \$14.49M to \$222.66M (mean: \$75.69M, median: \$68.71M).
- **Missing Values:** None (0 missing).
- **Notes:** High variability (std: \$42.36M) reflects differences in project size and location.

¹⁴BOND REQUEST (float64)

- **Description:** The amount of tax-exempt bond financing requested for the project.
- **Purpose:** Indicates reliance on bond funding (via CDLAC) to finance the project.
- **Sample Data:** Ranges from \$7.33M to \$108M (mean: \$37.64M, median: \$33.77M).
- **Missing Values:** None (0 missing).

Tax-Exempt Bond Allocation: A tax-exempt bond is a type of municipal bond issued by government agencies (or related entities) where the interest earned by bondholders is exempt from federal income taxes, and often state income taxes in California. This tax exemption allows the bonds to carry lower interest rates compared to taxable bonds, reducing borrowing costs for projects that provide a public benefit, such as affordable housing, waste management facilities, or industrial development.

⁶ANNUAL FEDERAL CREDIT REQUEST (int64)

- **Description:** The amount of federal Low-Income Housing Tax Credits (LIHTC) requested annually.
- **Purpose:** Measures the federal tax credit funding sought for the project.
- **Sample Data:** Ranges from \$598,975 to \$10.58M (mean: \$3.34M, median: \$2.91M).
- **Missing Values:** None (0 missing).

⁶STATE CREDIT REQUEST (int64)

- **Description:** The amount of state tax credits requested for the project.
- **Purpose:** Indicates reliance on state-level tax credit funding.
- **Sample Data:** Ranges from \$0 to \$4.40M (mean: \$48,323, median: \$0).
- **Missing Values:** None (0 missing).
- **Notes:** Many projects request no state credits, as seen in the median of 0.

⁷CDLAC POOL (object)

- **Description:** The funding pool under CDLAC from which the project is seeking bond allocation (e.g., General, Mixed Income). e.g. New Construction, Preservation...
- **Purpose:** Categorizes projects based on the type of bond funding they are eligible for.
- **Sample Data:** Not shown in sample, but likely includes categories like "General" or "Preservation."
- **Missing Values:** None (0 missing).

⁸NEW CONSTRUCTION SET ASIDE (object) ??

- **Description:** Indicates whether the project qualifies for a specific set-aside for new construction projects.
- **Purpose:** Identifies projects prioritized under specific CDLAC funding categories.
- **Sample Data:** Not shown in sample. HOMELESS, ELI/VLI, MIP
- **Missing Values:** 64 missing (likely because not all projects qualify for this set-aside).

The New Construction Pool is designated for projects where 100% of units are newly built or involve significant rehabilitation that increases unit count

homeless populations, extremely low-income/very low-income (ELI/VLI) households, or mixed-income projects (MIP).

¹⁹**BIPoC PRE-QUALIFIED (object)**

- **Description:** Indicates whether the project is led by or benefits Black, Indigenous, or People of Color (BIPoC) communities or organizations.
- **Purpose:** Tracks projects meeting diversity or equity criteria.
- **Sample Data:** Not shown in sample.
- **Missing Values:** 88 missing (suggests this is a new or optional criterion).

Most projects are not BIPoC

²⁰**CTCAC REGION (object)**

- **Description:** The geographic region defined by CTCAC for the project's location.
- **Purpose:** Used for regional allocation of tax credits and scoring.
- **Sample Data:** Not shown in sample.
- **Missing Values:** None (0 missing).

²¹**CDLAC REGION (object)**

- **Description:** The geographic region defined by CDLAC for bond allocation.
- **Purpose:** Similar to CTCAC region but specific to bond funding.
- **Sample Data:** Not shown in sample.
- **Missing Values:** None (0 missing).

²²**CDLAC TOTAL POINTS SCORE (int64)**

- **Description:** The total score assigned to the project based on CDLAC's evaluation criteria.
- **Purpose:** Determines the project's priority for bond funding allocation.
- **Sample Data:** Not shown in sample, but ranges from min to max (mean not provided).
- **Missing Values:** None (0 missing). mean = 116.2, median = 119, min = 90.0, max = 120, std = 5.4

²³**PRESERVATION AND OTHER REHAB. PROJECT PRIORITIES (20 PTS) (int64)**

- **Description:** Points awarded for meeting preservation or rehabilitation priorities (e.g., preserving existing affordable housing).
- **Purpose:** Part of CDLAC scoring to prioritize certain project types.
- **Sample Data:** Not shown in sample.
- **Missing Values:** None (0 missing).
- **Notes:** Maximum of 20 points. mean = 5.3, median = 0, min = 0, max = 20, std = 8.7

24 NEW CONSTRUCTION DENSITY & LOCAL INCENTIVES (10 PTS) (int64)

- **Description:** Points awarded for high-density new construction or local government incentives.
- **Purpose:** Encourages dense, efficient development or projects with local support.
- **Sample Data:** Not shown in sample.
- **Missing Values:** None (0 missing).
- **Notes:** Maximum of 10 points. mean = 7.1, median = 10, std = 4.5, min = 0, max = 10

25 EXCEEDING MINIMUM INCOME RESTRICTIONS (20 PTS) (float64)

- **Description:** Points awarded for targeting lower income levels than the minimum required.
- **Purpose:** Rewards projects serving very low-income households.
- **Sample Data:** Not shown in sample.
- **Missing Values:** None (0 missing). ALL projects are 20, the max points possible.
- **Notes:** Maximum of 20 points, with float values suggesting partial points are possible.

26 EXCEEDING MINIMUM RENT RESTRICTIONS (10 PTS) (int64)

- **Description:** Points awarded for offering rents below the minimum required levels.
- **Purpose:** Encourages affordability beyond baseline requirements.
- **Sample Data:** All projects score 10 (mean: 10, std: 0).
- **Missing Values:** None (0 missing).
- **Notes:** Uniform scoring suggests all projects meet this criterion fully.

27 GP & MGMT. CO. EXPERIENCE (10 PTS) (int64)

- **Description:** Points awarded based on the experience of the general partner (GP) and management company.
- **Purpose:** Ensures experienced teams are prioritized.
- **Sample Data:** All projects score 10 (mean: 10, std: 0).
- **Missing Values:** None (0 missing).

²⁸**HOUSING NEEDS (10 PTS) (int64)**

- **Description:** Points awarded based on the project's ability to address local housing needs.
- **Purpose:** Prioritizes projects in areas with high housing demand.
- **Sample Data:** Ranges from 0 to 10 (mean: 7.14, median: 10).
- **Missing Values:** None (0 missing).

²⁹**LEVERAGED SOFT RESOURCES (8 PTS) (int64)**

- **Description:** Points awarded for securing additional non-federal funding (e.g., local or state grants).
- **Purpose:** Encourages financial efficiency and leveraging other resources.
- **Sample Data:** All projects score 8 (mean: 8, std: 0).
- **Missing Values:** None (0 missing).

³⁰**READINESS TO PROCEED (10 PTS) (int64)**

- **Description:** Points awarded for the project's readiness to start construction (e.g., permits, financing).
- **Purpose:** Prioritizes projects that can begin quickly.
- **Sample Data:** All projects score 10 (mean: 10, std: 0).
- **Missing Values:** None (0 missing).

³¹**AFFIRMATIVELY FURTHERING FAIR HOUSING (10 PTS) (int64)**

- **Description:** Points awarded for promoting fair housing practices (e.g., equitable access, desegregation).
- **Purpose:** Aligns with federal and state fair housing goals.
- **Sample Data:** Ranges from 0 to 10 (mean: 6.59, median: 9).
- **Missing Values:** None (0 missing).

³²**SERVICE AMENITIES (10 PTS) (int64)**

- **Description:** Points awarded for providing resident services (e.g., health programs, job training).
- **Purpose:** Enhances quality of life for residents.
- **Sample Data:** All projects score 10 (mean: 10, std: 0).
- **Missing Values:** None (0 missing).

³³**COST CONTAINMENT (12 PTS) (int64)**

- **Description:** Points awarded for keeping project costs below regional or program thresholds.
- **Purpose:** Encourages cost-efficient development.
- **Sample Data:** All projects score 12 (mean: 12, std: 0).
- **Missing Values:** None (0 missing).

³⁴**SITE AMENITIES (10 PTS) (int64)**

- **Description:** Points awarded for proximity to amenities like transit, schools, or parks.
- **Purpose:** Prioritizes projects in well-served locations.
- **Sample Data:** All projects score 10 (mean: 10, std: 0).
- **Missing Values:** None (0 missing).

³⁵**CDLAC TIE-BREAKER SELF SCORE (float64)**

- **Description:** A score used to break ties in CDLAC funding allocation, often based on cost efficiency or affordability depth.
- **Purpose:** Determines priority when projects have equal total points.
- **Sample Data:** Ranges from 0.35 to 2.40 (mean: 1.32, median: 1.24).
- **Missing Values:** None (0 missing).

³⁶**CDLAC APPLICANT (object)**

- **Description:** The entity submitting the application to CDLAC for bond funding.
- **Purpose:** Identifies the primary applicant for bond allocation.
- **Sample Data:** Not shown in sample. [California Municipal Finance Authority](#)
- **Missing Values:** None (0 missing).

³⁷ CTCAC APPLICANT (object)

- **Description:** The entity submitting the application to CTCAC for tax credits.
- **Purpose:** Identifies the primary applicant for tax credit allocation.
- **Sample Data:** "GUIDING LIGHT INC-SANDIDGE URBAN GROUP, INC" for TBV Villas.
- **Missing Values:** None (0 missing).

³⁸ GP1 COMPANY (object)

- **Description:** The primary general partner company for the project.
- **Purpose:** Identifies the lead developer or partner.
- **Sample Data:** "Sandidge Urban Group" for TBV Villas.
- **Missing Values:** None (0 missing).

³⁹ GP1 CONTACT (object)

- **Description:** The contact person for the primary general partner.
- **Purpose:** Provides a point of contact for the lead developer.
- **Sample Data:** "Cherene Sandidge" for TBV Villas.
- **Missing Values:** None (0 missing).

⁴⁰ GP1 PARENT ORGANIZATION (object)

- **Description:** The parent organization of the primary general partner, if applicable.
- **Purpose:** Identifies larger entities behind the general partner.
- **Sample Data:** "HumanGood Affordable Housing" for one project, often missing.
- **Missing Values:** 21 missing (indicates not all GPs have a parent organization).

⁴¹ GP2 COMPANY (object)

- **Description:** The secondary general partner company, if any.
- **Purpose:** Identifies additional partners involved in the project.
- **Sample Data:** "Guiding Light Inc." for TBV Villas.
- **Missing Values:** 20 missing (not all projects have a second GP).

⁴²GP2 CONTACT (object)

- **Description:** The contact person for the secondary general partner.
- **Purpose:** Provides a contact for the secondary partner.
- **Sample Data:** "Thomas Vaughns" for TBV Villas.
- **Missing Values:** 20 missing (aligned with GP2 COMPANY).

⁴³GP2 PARENT COMPANY (object)

- **Description:** The parent organization of the secondary general partner, if applicable.
- **Purpose:** Identifies larger entities behind the secondary partner.
- **Sample Data:** Often missing.
- **Missing Values:** 41 missing.

⁴⁴GP3 COMPANY (object)

- **Description:** The tertiary general partner company, if any.
- **Purpose:** Identifies additional partners, though rare.
- **Sample Data:** Often missing.
- **Missing Values:** 86 missing (most projects do not have a third GP).

⁴⁵GP3 CONTACT (object)

- **Description:** The contact person for the tertiary general partner.
- **Purpose:** Provides a contact for the tertiary partner.
- **Sample Data:** Often missing.
- **Missing Values:** 86 missing.

⁴⁶GP3 PARENT COMPANY (object)

- **Description:** The parent organization of the tertiary general partner, if applicable.
- **Purpose:** Identifies larger entities behind the tertiary partner.
- **Sample Data:** Often missing.
- **Missing Values:** 90 missing (almost no projects have this).

Key Observations

- **Data Completeness:** Most columns have no missing values, except for fields related to secondary/tertiary general partners (GP2, GP3) and specific set-asides (e.g., NEW CONSTRUCTION SET ASIDE, BIPOC PRE-QUALIFIED). Missing values in these columns suggest they are optional or not applicable to all projects.
 - **Scoring Columns:** Many scoring columns (e.g., EXCEEDING MINIMUM RENT RESTRICTIONS, GP & MGMT. CO. EXPERIENCE, SERVICE AMENITIES) show uniform maximum scores (e.g., 10/10 or 12/12), indicating that most projects meet these criteria fully, possibly due to strict eligibility requirements.
 - **Project Focus:** The low number of MARKET RATE UNITS (mean: 0.01) and high number of LOW INCOME UNITS (mean: 127.82) suggest a strong focus on affordable housing. The presence of UNITS FOR HOMELESS and HOMELESS % indicates some projects prioritize homeless populations.
 - **Financial Scale:** TOTAL PROJECT COSTS and BOND REQUEST show significant variability, reflecting differences in project size, location, and complexity. ANNUAL FEDERAL CREDIT REQUEST is substantial, while STATE CREDIT REQUEST is often zero, indicating reliance on federal credits.
 - **Geographic Context:** CITY and COUNTY fields, along with CTCAC REGION and CDLAC REGION, highlight the importance of location in funding allocation and project evaluation.
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Contextual Notes

- **CDLAC and CTCAC:** These organizations oversee tax-exempt bond financing and Low-Income Housing Tax Credits in California, respectively. The dataset likely represents applications for funding under these programs.
- **Scoring System:** The points-based columns (e.g., HOUSING NEEDS, SITE AMENITIES) are part of a competitive scoring process to prioritize projects for limited funding. The CDLAC TIE-BREAKER SELF SCORE is critical for ranking projects with equal total points.
- **Affordability:** Columns like AVERAGE TARGETED AFFORDABILITY and EXCEEDING MINIMUM INCOME RESTRICTIONS emphasize the programs' focus on serving low-income households, with deeper affordability (lower AMI percentages) being rewarded.

If you have specific questions about any column, need further analysis, or want to explore trends (e.g., visualizing TOTAL UNITS or BOND REQUEST by COUNTY), let me know!